

Where in the World is Your Precinct?

**Brookline Town Meeting
Members Association**

**PRECINCT
16**



TOWN OF BROOKLINE Precinct Reports

**Prepared for
BROOKLINE TOWN MEETING MEMBERS**

**With the assistance of the
GIS Division of the Department of Information Technology
Department of Planning & Community Development**

OCTOBER 2003

Brookline Precinct Profiles

Precinct 16

Introduction

The Brookline Precinct Profiles, otherwise known as, "Where in the World is Your Precinct?" were conceived by the Brookline Town Meeting Members Association (TMMA). The profiles have been developed for two purposes: First, to ensure that precinct residents have a resource to refer to when seeking information about their precinct; Second, for Town residents in other precincts and other people interested in learning more about a particular precinct.

Precinct 16 Narrative

◆ *Precinct Boundary*

Precinct 16 is located in the far southeast corner of the Town of Brookline adjacent to the Jamaica Plain section of the City of Boston. It is bounded on the north by Allendale Road and Newton Street, on the east by the City of Boston, on the south by the cities of Boston and Newton, and on the west by Newton Street.

◆ *Precinct 16 History*

Precinct 16, lying in the southwestern corner of Brookline and abutting both Newton and West Roxbury, is primarily a tract of single family homes built post 1920 with two state thoroughfares. Walnut Hills, with its puddingstone outcroppings, remains the dominant geographical feature. Initially an area of open fields, streams, and woods owned by Brookline's early landowners. A sawmill was located on Newton Street almost to the Newton border. Erosoman Drew, an immigrant from Ireland married the daughter of the previous owner, Vincent Druce. Drew established a saw mill on the nearby brook c. 1684 on the 64 acres he bought from his father-in-law. The mill stayed in operation until about the middle

of the 19th century. A house was built in 1693 and was locally known as the "huckleberry tavern" (A later tenant made huckleberry wine, but there is no record of a tavern). A second commercial enterprise was a cider mill off Newton Street near Alberta Street. It was a going concern by 1874, run by Xanthus Goodenough.

By 1874 (the first Brookline atlas), the area included South and Newton Streets, the cider mill, and several houses with outbuildings scattered through the middle and southern sections of the precinct. One house was the Thaddeus Jackson Jr. house (15 Alberta Road), built in 1820. It was the second structure on this property. In 1875, the Town's created a new municipal cemetery, Walnut Hills, on Grove Street. By 1884, Aaron Weld and Atherton Brown had built houses south of now Independence Drive. Several more buildings were added by 1888, but the area remained very pastoral and undeveloped.

By 1897, plans were being made by the Chestnut Hill Land Company to develop the northern part of the area around Wolcott Road. The atlas outlines proposed streets on the land that had belonged to the Goodenoughs and Brown, near Wolcott and LaGrange. Bournewood Hospital was established in 1897 by Dr. Henry Stedman at 300 South Street on the Theodore and Clara Dodge property.

By 1900, more streets were laid out and a few houses constructed. New streets included Wolcott, Princeton, Beverly. In 1907, a few additional houses were constructed. The area remained fairly unchanged with a few additional residences on the upper section of the precinct while the southern section showed little change.

It was after WWI, c. 1920 that a major transformation of the precinct took place. More houses were constructed and streets laid out over the entire area. A section became the Weld Golf Course, a private golf club. Bonad, Asheville, Grassmere, Ledyard, Clearwater and the West Roxbury Parkway were put in and new houses constructed, especially in the northern section. In response to the rising population, Baker School was constructed in 1935 with additions made in 1937, 1943, and 1948-50. It wasn't until after WWII that the southern area was heavily developed. Hancock Village, a major housing experiment, was constructed from 1947-49. Plans for this "garden village" for returning WWII veterans began in 1945 and was built on the old Weld Golf Course land.

The area retains the suburban single-family home character that was set by the 1950s.

◆ *Precinct 16 Today*

Consisting of 454.2 acres or 19,785,150 square feet, which is 10.4 percent of the overall Town land area, Precinct 16 is typified by single-family homes on medium-sized lots. The precinct also contains apartments, a small commercial area, a synagogue, conservation land, a school, library, playground, and a cemetery.

As noted above, the predominant land-use pattern in Precinct 16 is single-family residential which is 49.2 percent of the land area of the precinct. Other residential uses include a small number of two-family residences, 4-8 family condominiums, and

multi-family which includes 530 units of Hancock Village, which is Brookline's portion of the 789 unit rental town house complex, and a grouping of multi-family buildings adjacent to the intersection of Newton Street and Grove Street. Precinct 16's center of activity is Putterham Circle which is fronted by the Temple Emeth Synagogue, the Putterham Circle Library, and a small strip commercial center.

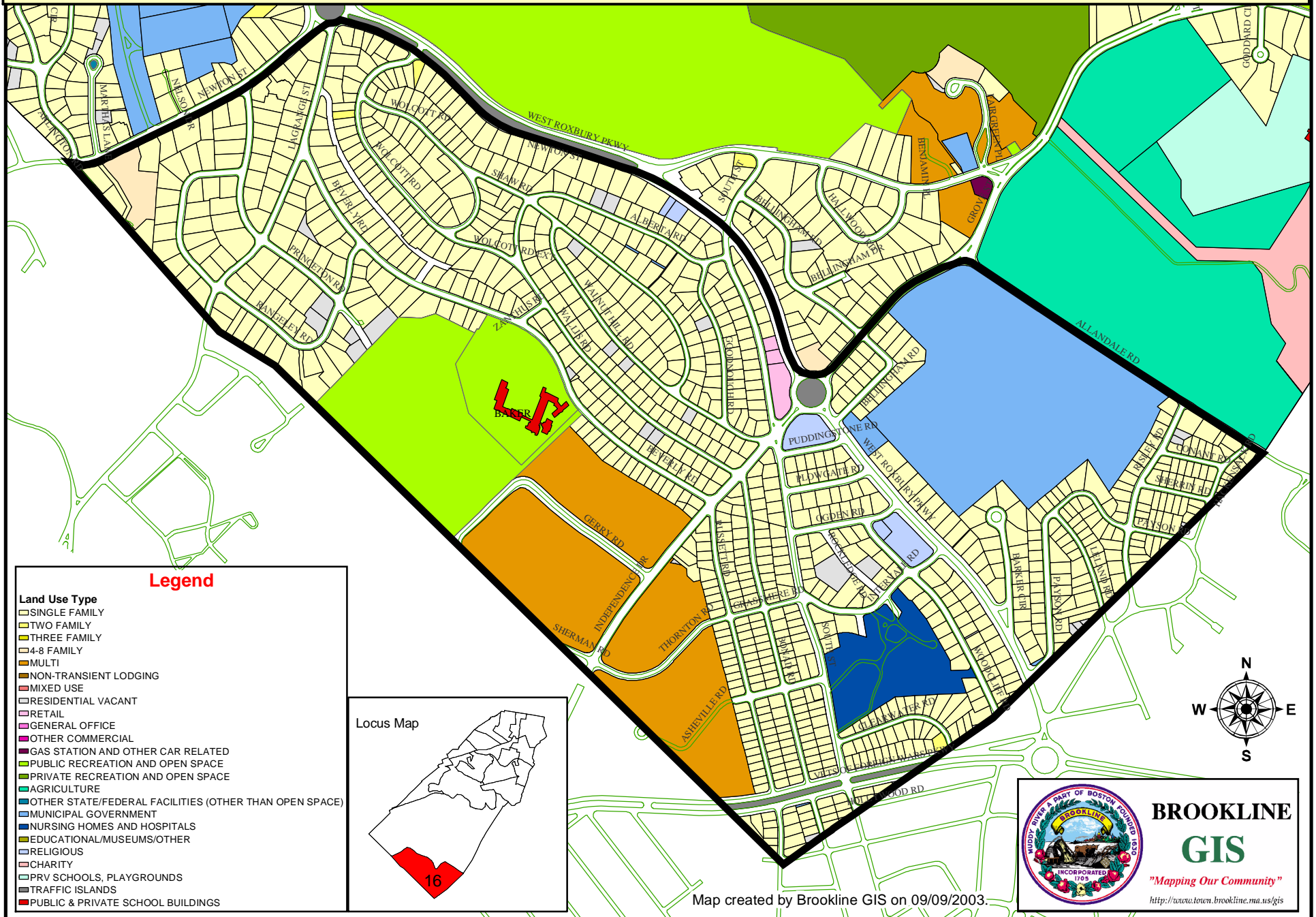
Precinct 16 also contains two important open space parcels with the D. Blakely Hoar Wildlife Sanctuary which contains 24.56 acres of passive open space and is under Article 97 protection, and the Walnut Hills Cemetery which is a 45.26 acre facility first established in 1875. The precinct is also adjacent to the Allendale Farm, just north of Allendale Road, the last working farm in Brookline.

A major active recreational site is the Baker School Playground adjacent to both the Baker School and the Hoar Sanctuary. Precinct 16 is also adjacent to the Putterham Public Golf Course which is separated from the precinct by West Roxbury Parkway.

Major public facilities in or near Precinct 16 include the Baker School and the Putterham Circle Branch of the Brookline Public Library.

Houses of worship in Precinct 16 include the Temple Emeth Synagogue on Grove Street. Precinct 16 also contains the 1.7 acre site of the former Infant Jesus Church, abandoned as a church use in 2002, contains 1.7 acres and is zoned S-7, single-family residential.

TOWN OF BROOKLINE LAND USE FOR PRECINCT NO. 16



94

89

SOUTH
STREET

Moseley Taylor

281,750 S.F.

93

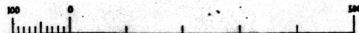
376

92

Wild Golf Course Trust Inc.

± 2,267,153 sq

1-10



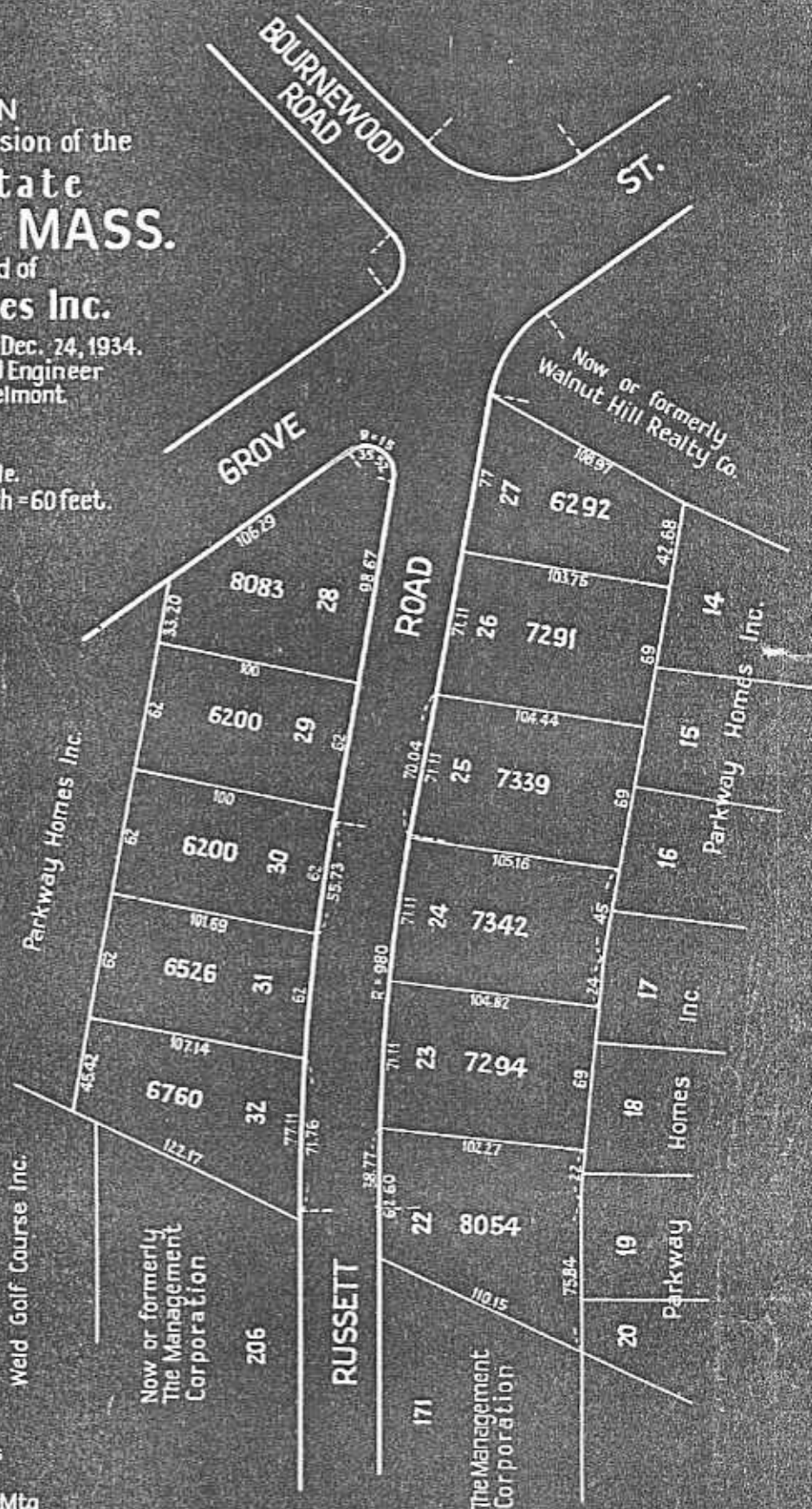
PLOT PLAN
showing the Subdivision of the
Taylor Estate
BROOKLINE MASS.

now the land of
Parkway Homes Inc.

Scale 1 inch = 40 feet. Dec. 24, 1934.

Joseph Selwyn, Civil Engineer
80 Leonard St. Belmont

Original on file.
Scale of this plan 1 inch = 60 feet.



Norfolk Registry of Deeds
DEDHAM, MASS.

Received Jan. 11, 1935 with Mtg
Parkway Homes Inc. to
Edward Cohen

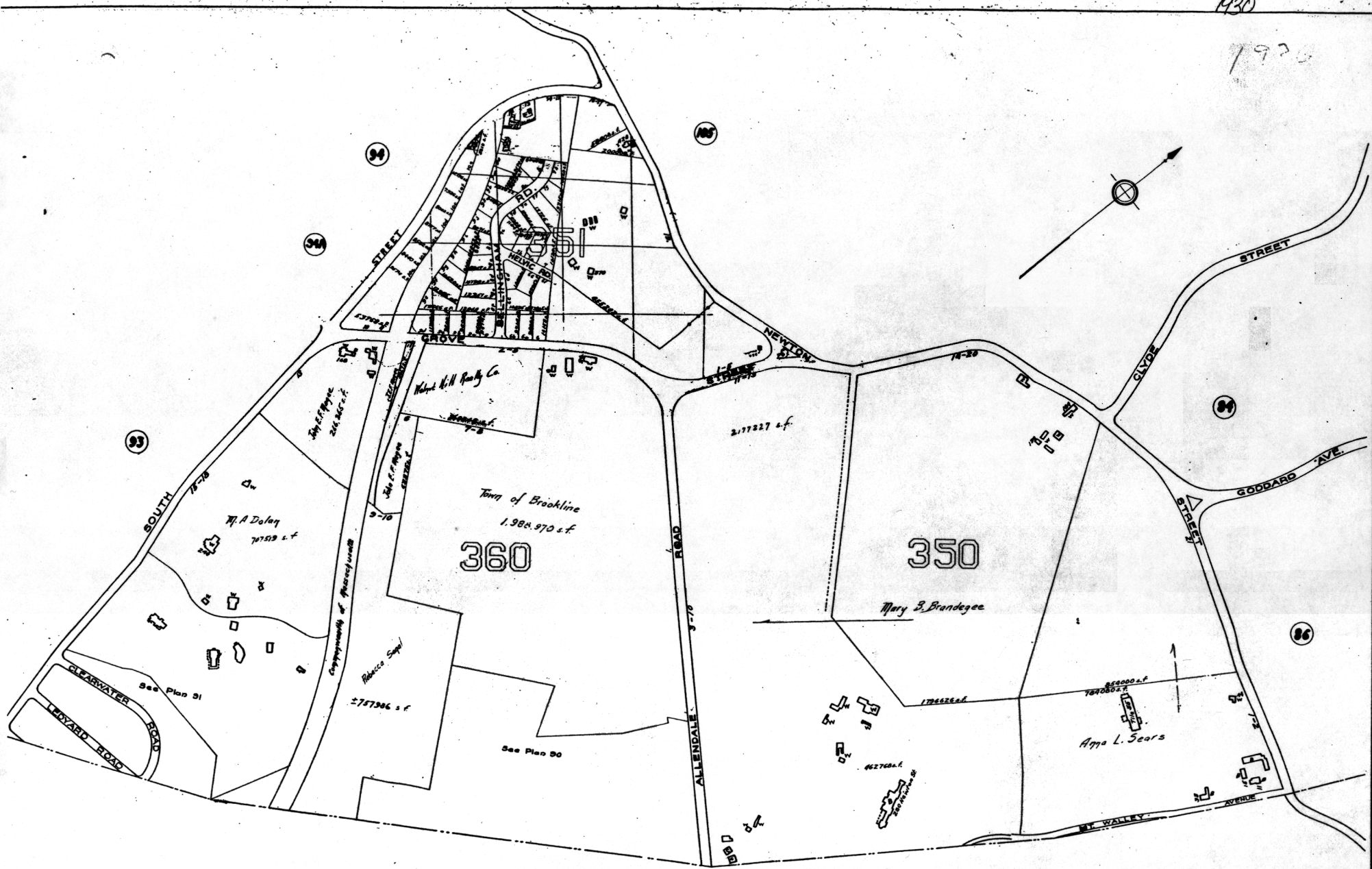
Filed as No. 17 1935

Attest *Walter W. Schanck* Register

Filed 2057-413
1934-17



1926



107

SOUTH

INTERVALE

RD.

LOT II,
543,511 S.F.
F. A. COUGHLAN

375

OGDEN

ROAD

F. G. COUGHLAN

M. H. PARNON
2 53100
2 53100

110

STREET

J. E. F. MAGEE

266265 SF

PARKWAY

WEST

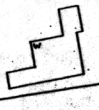
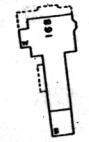
ROXBURY

103

ENTIRE PLAN ZONE 4D

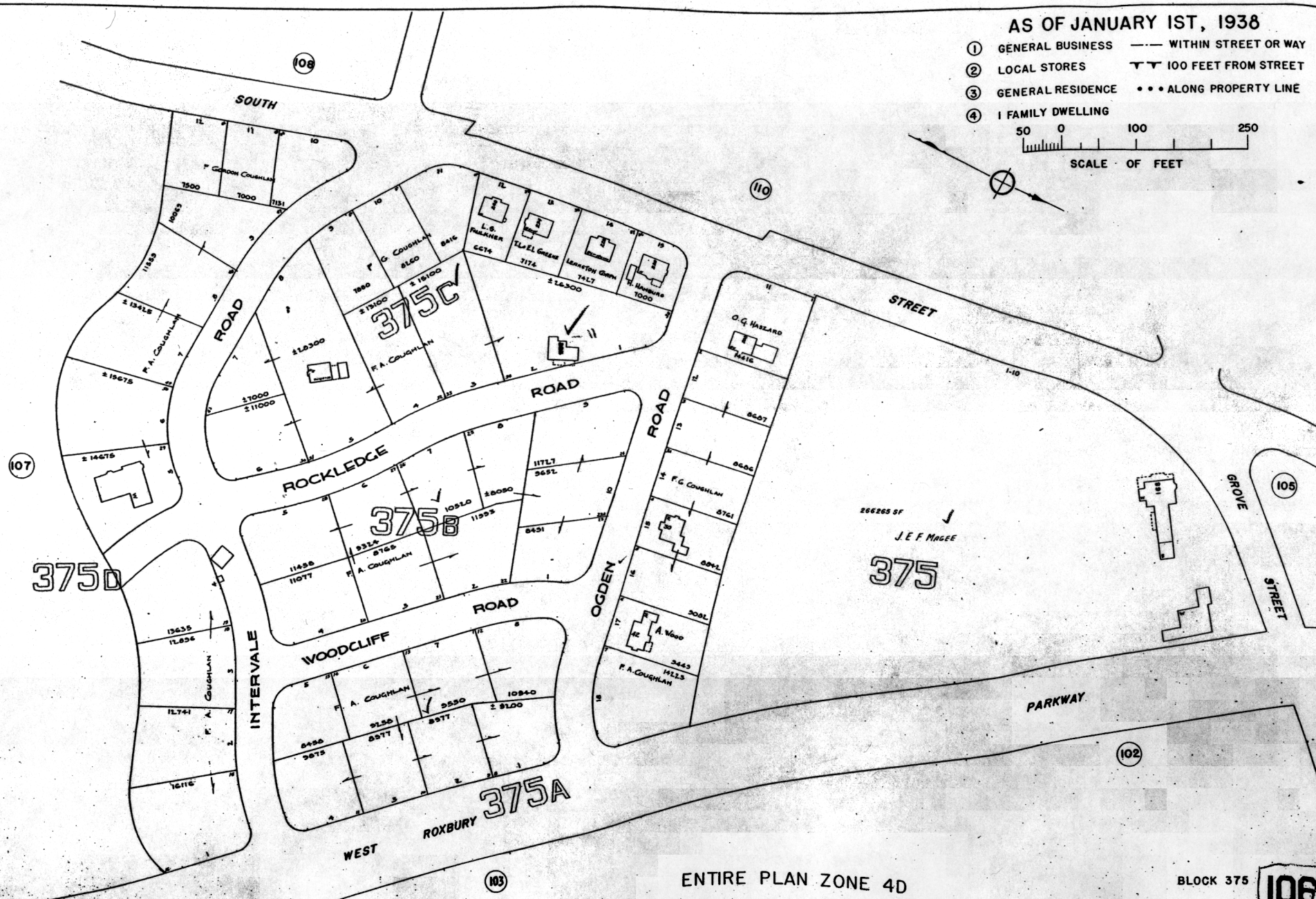
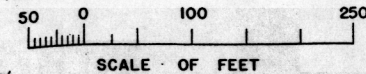
BLOCK 375

- ② LOCAL STORES
 - ③ GENERAL RESIDENCE
 - ④ FAMILY DWELLING
- • • ALONG PROPERTY
- 50 0 100 250
- SCALE OF FEET

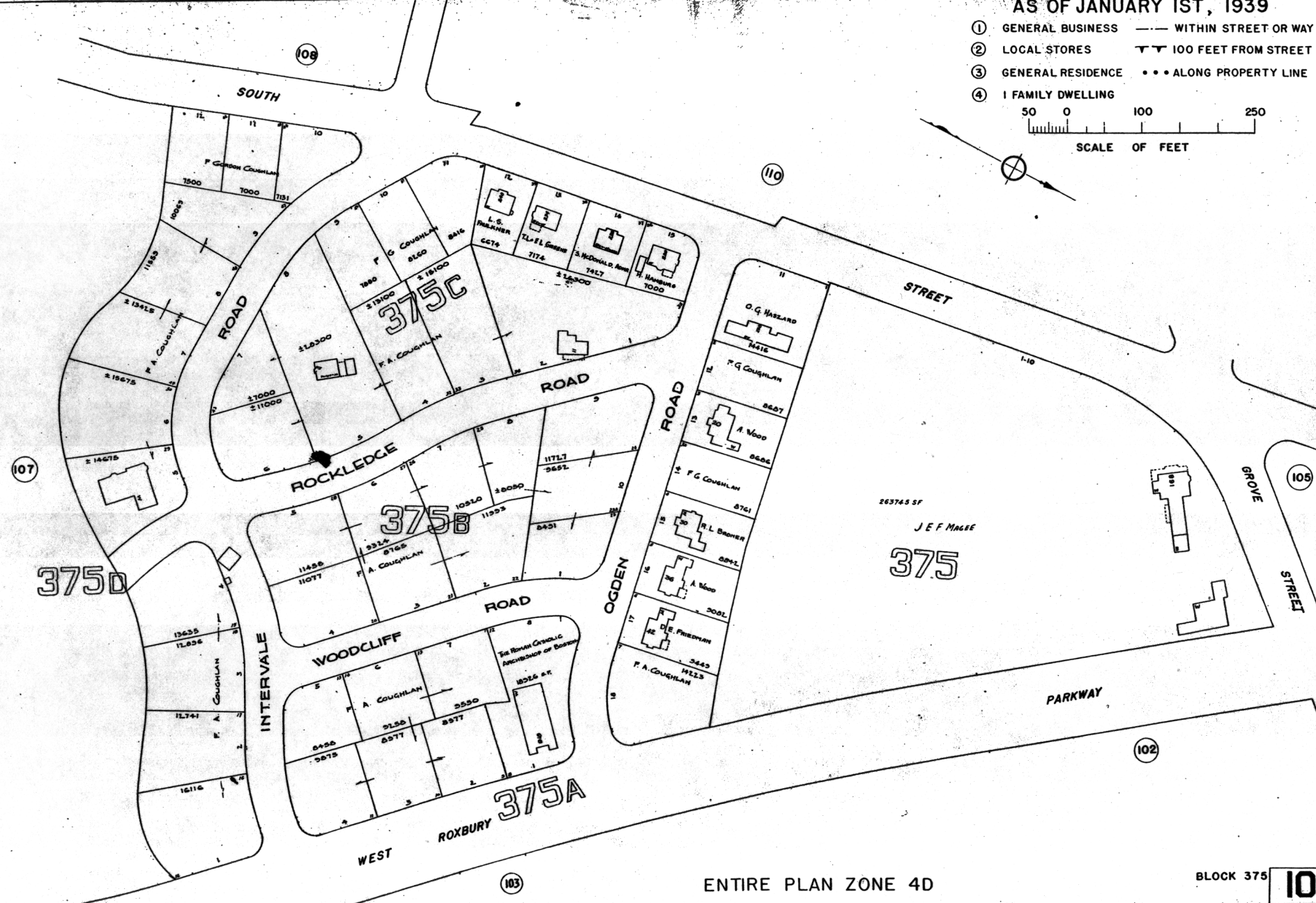
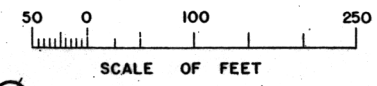


GROVE

① GENERAL BUSINESS ——— WITHIN STREET OR WAY
 ② LOCAL STORES T T 100 FEET FROM STREET
 ③ GENERAL RESIDENCE . . . ALONG PROPERTY LINE
 ④ 1 FAMILY DWELLING

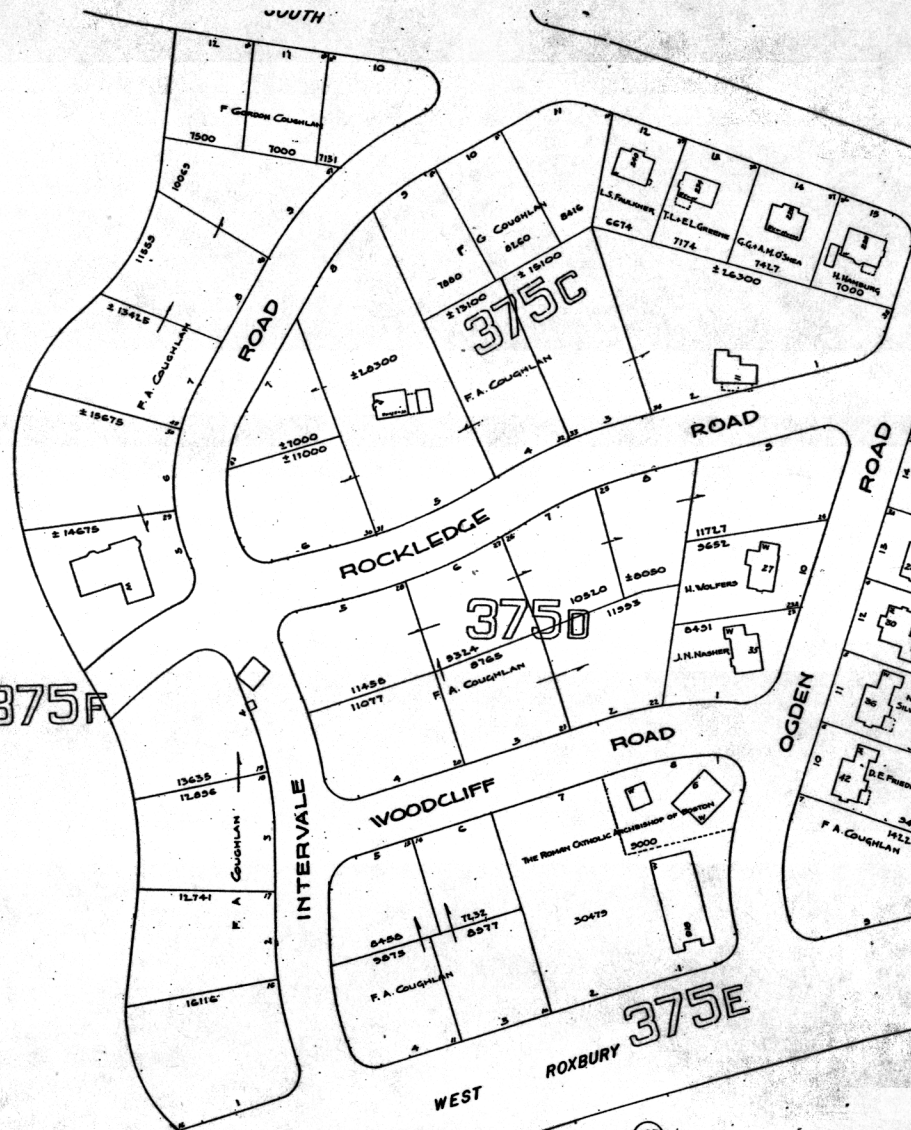


- ① GENERAL BUSINESS — WITHIN STREET OR WAY
- ② LOCAL STORES — 100 FEET FROM STREET
- ③ GENERAL RESIDENCE ••• ALONG PROPERTY LINE
- ④ 1 FAMILY DWELLING

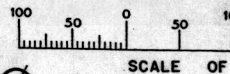


(107)

375F



④ 1 FAMILY DWELLING



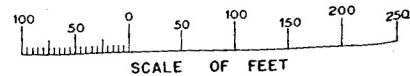
SCALE OF

(102)

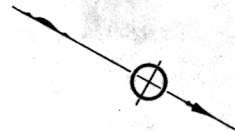
ENTIRE PLAN ZONE 4D

AS OF JANUARY 1ST, 1941

- ① GENERAL BUSINESS --- WITHIN STREET OR WAY
② LOCAL STORES T T 100 FEET FROM STREET
③ GENERAL RESIDENCE • • • ALONG PROPERTY LINE
④ 1 FAMILY DWELLING



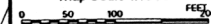
110



100 50 0 50 100 150

SCALE OF FEET

ENTIRE PLAN ZONE 4D



1999

FRANCIS X. RYAN CIRCLE

BELLINGHAM RD

S-I-D

WEST ROXBURY PKWY

59202
PUDDINGSTONE RD
02 03

PLOWGATE RD

OGDEN RD

WOODCLIFF RD

ROCKLEDGE RD

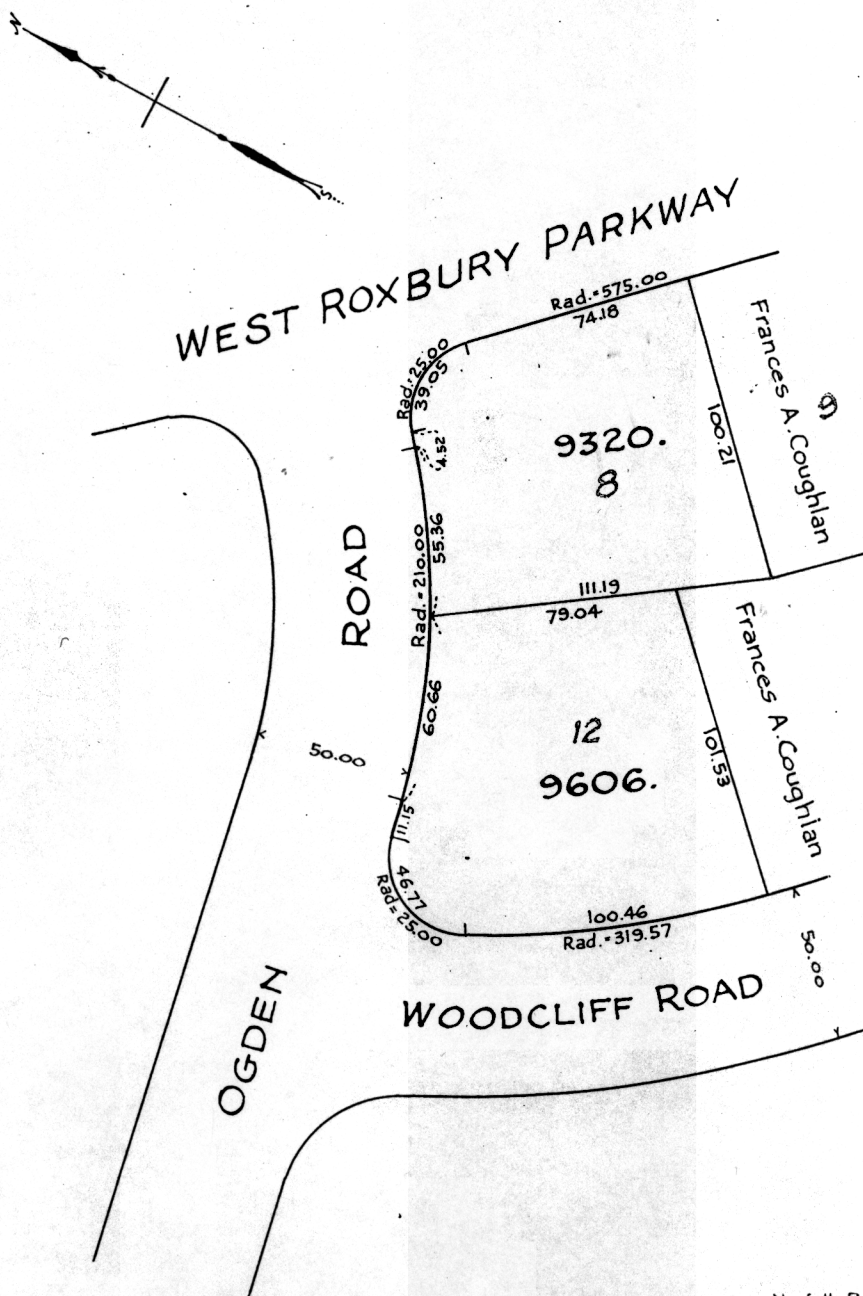
INTERVALE RD

INDEPENDENCE DR

BONAD RD

BAKER CIR

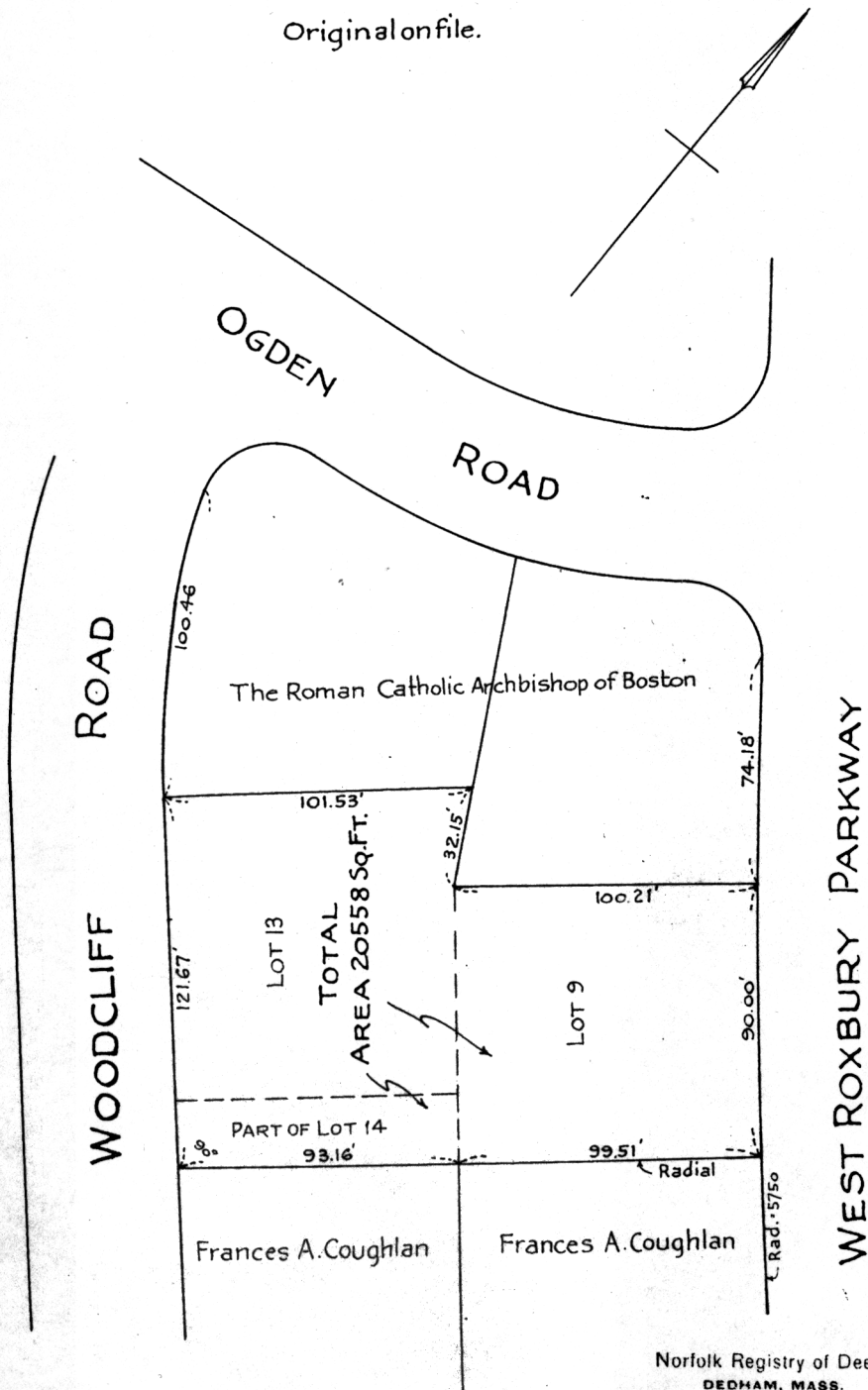
This is a copy of Lots 8 and 12 on Plan made by Joseph Selwyn C.E.
dated Oct. 1, 1937 Scale 40 ft. to an inch 86 Clark St. Belmont.



Filed 2264-65
1939-743

Plan of Land
in
BROOKLINE, MASS.
Scale: 1 inch = 40 feet December 8, 1939
Daniel G. Lacy, Engineer.

Original on file.



Filed 2264-65
1939-743

Norfolk Registry of Deeds
DEDHAM, MASS.
Received Dec. 27, 1939 with Deed
Frances A. Coughlan to
Roman Catholic Archbishop of Boston
Filed as No. 743 1939
Attest *Walter W. Latham* Register



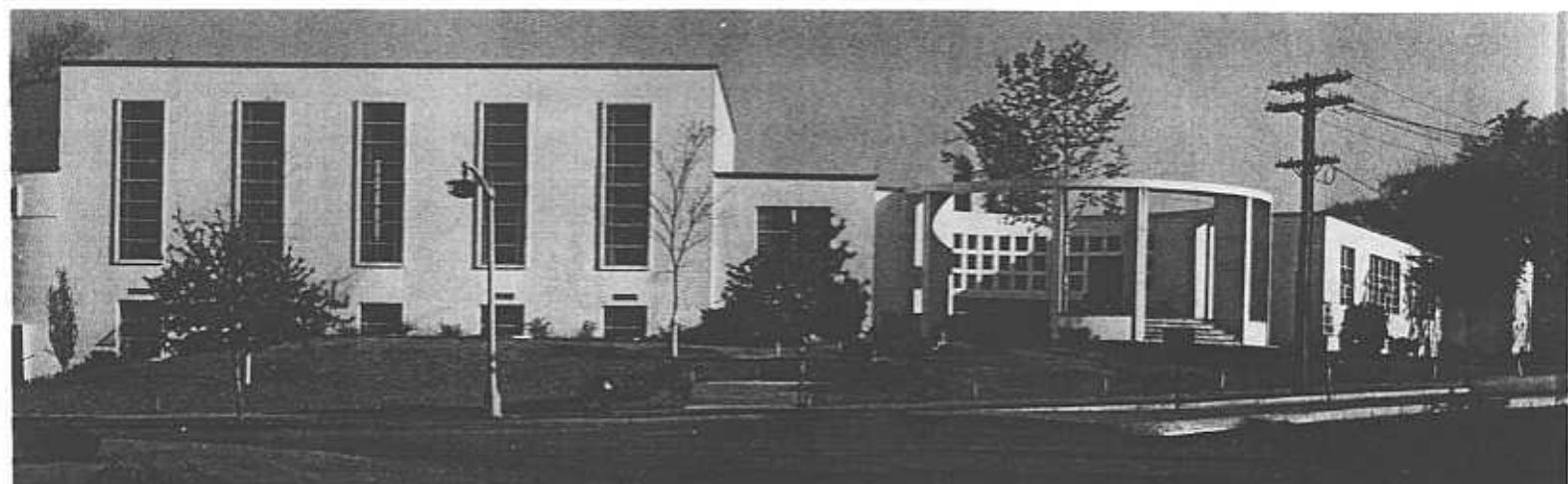


INFANT JESUS CHURCH, HANCOCK VILLAGE, CHESTNUT HILL, MASSACHUSETTS

והיה ראשיתך מצער
And tho thy beginning was small



ואחריתך ישגה מאד
Yet thy shall greatly increase.





Baker School 1930s



Putterham Circle





Putterham Branch Library



Garden



Putterham Library opening











Welcome to the
D. Blakely Hoar Nature
Sanctuary



Managed by
Brookline Conservation Commission
617-730-2088





















V.F.W. PARKWAY AND HANCOCK VILLAGE, CHESTNUT HILL, MASSACHUSETTS

5926



Brookline Precinct Profiles

Precinct 16

Prepared by the Town of Brookline's
Planning & Community Development Department
For the Town Meeting Members Association

POPULATION (2000 Census)

Cohort	Number	Percent
Under 5	286	8.0%
5 to 9	330	9.2%
10 to 14	307	8.5%
15 to 19	200	5.6%
20 to 24	97	2.7%
25 to 34	343	9.6%
35 to 44	710	19.8%
45 to 54	599	26.7%
55 to 64	294	8.2%
65 to 74	206	5.7%
75+	209	5.8%
Total	3581	100.0%
Under 18	1085	30.3%
Over 65	415	11.6%

ZONING

Zoning District	Sq. Ft.	Acres	Percent
Single-Family	17,755,448	407	98.7%
Multi-Family	1,920,800	44.1	1.2%
Commercial/Office	108,903	2.5	<0.1%
Total Land Area	19,785,150	454	100.00%

PARKS, RECREATION, & OPEN SPACES

Facility/Site
D. Blakely Hoar Sanctuary
Baker School Playground
Walnut Hills Cemetery
West Roxbury Parkway Median

HOUSING (2000 Census & Hancock Village Survey)

	Units	Percent
Owner-Occupied	892	62.7
Renter-Occupied	530	37.3
Total Units	1422	100.0
Affordable Units*	0	

*Source: Brookline Planning and Community Development Department

TOWN & SCHOOL FACILITIES

Facility
Baker School
Brookline Public Library – Putterham Branch

TAX EXEMPT PARCELS (NUMBER & AREA)*

	Number	Area (s.f.)
Precinct 16 Tax Exempt	13	3,754,469

Note: Parcels classified as Tax Exempt include all governmental, institutional, educational, religious and not-for-profit parcels.

*Sources: Town of Brookline GIS Database and
Town of Brookline Assessor's Office CAMA Database

HOUSES OF WORSHIP

Facility
Temple Emeth Synagogue
Lubavitcher Synagogue
Property at 1142 W. Roxbury Parkway owned by Greek Orthodox Archdiocese of North and South America

LAND USE*

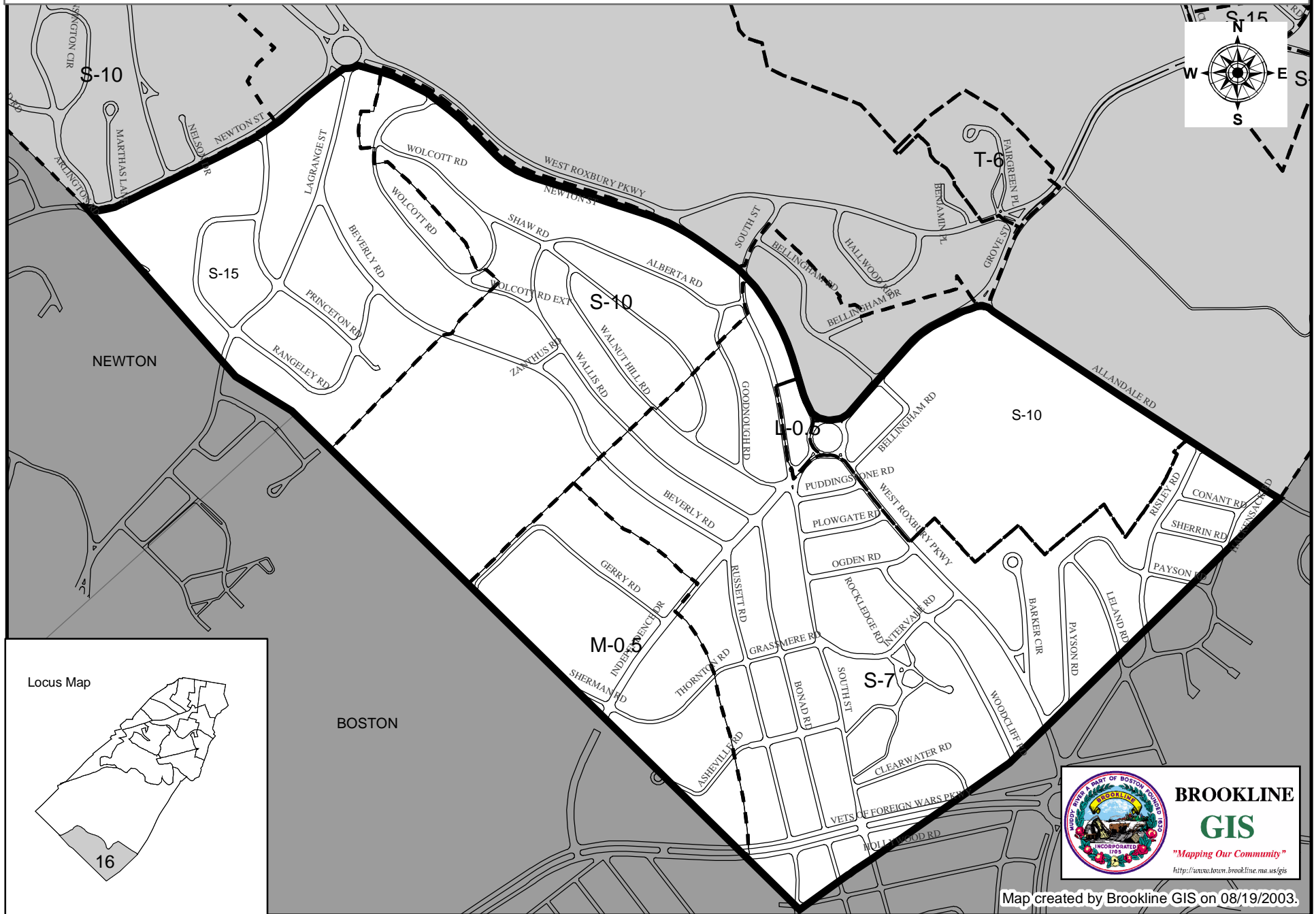
Use Category	Sq. Ft.	Acres	Pct
Single-Family Residential	9,734,639	223	49.20%
Two-Family Residential	25,070	0.58	00.13%
Multi-Family	2,097,479	48	10.60%
Retail	61,953	1.4	00.31%
Nursing Homes & Hospitals	478,892	11	02.42%
Houses of Worship	152,439	3.5	00.77%
Public Rec./Open Space	3,097,135	71	15.65%
Municipal Facilities	496,609	11	02.51%
Total Land Area	19,785,150	454	100.00%

* Sources: Town of Brookline GIS Database and
Town of Brookline Assessor's Office CAMA Database

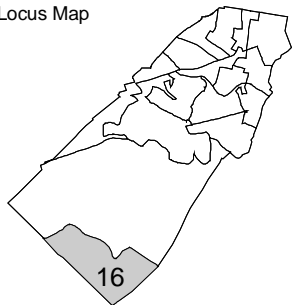
GOVERNMENT INFORMATION

School District	Baker
State Legislature	10 th Suffolk (Michael F. Rush)
State Senate	First Middlesex & Norfolk (Cynthia Creem)
US Congress	4 th (Barney Frank)
US Senate	Edward M. Kennedy, John Kerry

TOWN OF BROOKLINE ZONING DISTRICTS FOR PRECINCT NO. 16



Locus Map



BROOKLINE
GIS

"Mapping Our Community"

<http://www.locus.brookline.ma.us/gis>

Map created by Brookline GIS on 08/19/2003.

Table 5.01 - Table Of Dimensional Requirements		LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	LOT WIDTH MINIMUM (feet)	HEIGHT ⁹ MAXIMUM (feet)	MINIMUM YARD ^{3, 10} (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE					Front 1,6	Side ²	Rear	Landscape	Usable
S-40	1-family detached dwelling subject to Section 5.11(a) Cluster	20,000	0.20	110	35	30	20	50	10%	80%
	1-family detached dwelling not subject to Section 5.11	40,000	0.15	150	35	30	20	50	10%	100%
	Any other structure or principal use ¹⁵	40,000	0.15	150	35	40	30	60	100%	none
S-25	1-family detached dwelling subject to Section 5.11(a) Cluster	12,500	0.25	90	35	30	20	50	10%	60%
	1-family detached dwelling not subject to Section 5.11	25,000	0.20	120	35	30	20	50	10%	80%
	Any other structure or principal use ^{14, 15}	25,000	0.20	120	35	40	30	60	80%	none
S-15	1-family detached dwelling subject to Section 5.11(a) Cluster	7,500	0.30	75	35	25	15	40	10%	60%
	1-family detached dwelling not subject to Section 5.11	15,000	0.25	100	35	25	15	40	10%	60%
	Any other structure or principal use ¹⁵	15,000	0.25	100	35	35	25	50	60%	none
S-10	1-family detached dwelling	10,000	0.30	85	35	20	10	30	10%	40%
	Any other structure or principal use ¹⁵	10,000	0.30	85	35	30	20	40	40%	none
S-7	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Any other structure or principal use ¹⁵	7,000	0.35	65	35	30	20	40	30%	none
S-0.5P	1-family detached dwelling subject to Section 5.11(a) Cluster	7,500	0.30	75	35	25	15	40	10%	40%
	1-family detached dwelling not subject to Section 5.11	15,000	0.25	100	35	25	15	40	10%	60%
	Other dwelling structure		0.5	75	40	25	15	40	10%	40%
	First dwelling unit	300,000								
	Each additional dwelling unit	1,000								
S-0.75P	Any other structure or principal use ¹⁵	15,000	0.25	100	35	35	25	50	60%	none
	1-family detached dwelling	7,000	0.35	65	35	20	7.5	30	10%	30%
	Other dwelling structure		0.75	65	40	20	$10 + \frac{L^1}{10}$	30	10%	30%
	First dwelling unit	14,000								
	Each additional dwelling unit	1,000								
SC-7	Any other structure or principal use ¹⁵	7,000	0.35	65	35	30	20	40	30%	none
	1-family detached dwelling	10,000	0.35	65	35	20	7.5	30	10%	30%
	Converted 1-family detached dwelling	10,000	0.50	65	35	20	7.5	30	10%	30%
	Any other structure or principal use ¹⁵	10,000	0.35	65	35	30	20	40	30%	none
T-6	1-family detached dwelling	5,000	0.75	45	35	15	7.5	30	10%	30%
	2 family dwelling	6,000	0.75	55	35	15	10	30	10%	30%
	1-family attached dwelling	3,000	0.75	25	35	15	none ²	30	10%	30%
	Any other structure or principle use	6,000	0.75	55	35	25	20	40	30%	none
T-5	1-family detached dwelling	4,000	1.00	40	35	15	7.5	30	10%	30%
	2 family dwelling	5,000	1.00	45	35	15	10	30	10%	30%
	1-family attached dwelling	2,500	1.00	20	35	15	none ²	30	10%	30%
	Any other structure or principle use	5,000	1.00	50	35	25	20	40	30%	none

Required Lot Frontage: 25' in S and SC districts
20' in all other districts

Table 5.01 - Table Of Dimensional Requirements							PBI ¹¹		MINIMUM YARD ³ (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI ¹¹ NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT ⁹ MAXIMUM	B	NB	Front ^{1.6}	Side 2	Rear	Landc.	Useable ¹³
M-0.5	1-family detached dwelling	4,000	0.50	NA	40	35	NA	NA	15	7.5	30	10%	30%
	2-family detached dwelling	5,000	0.50	NA	50	35	NA	NA	15	10	30	10%	30%
	other dwelling structure		0.50	NA	none	35	NA	NA	15	$10 + \frac{L^s}{10}$	30	10%	30%
	first dwelling unit	3,000											
	each additional dwelling unit	2,000											
	Any other structure or principle use	5,000	0.50	NA	none	35	NA	NA	25	20	40	30%	none
M-1.0 & M-1.0 (CAM)	1-family detached dwelling	4,000	1.00	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.00	NA	45	35	NA	NA	15	10	30	10%	20%
	1-family attached dwelling	2,250	1.30	NA	20	35	NA	NA	15	none	30	10%	20%
	other dwelling structure		1.00	NA	none	40	NA	NA	15		30	10%	20%
	first dwelling unit	3,000											
	each additional dwelling unit	1,000											
	Any other structure or principal use	5,000	1.00	NA	none	40	NA	NA	25	$10 + \frac{L^s}{10}$	40	20%	none
M-1.5	1-family detached dwelling	4,000	1.50	NA	40	35	NA	NA	15	7.5	30	10%	20%
	2-family detached dwelling	5,000	1.50	NA	45	35	NA	NA	15	10	30	10%	20%
	other dwelling structure	none	1.50	1.9	none	45 - 50	NA	60				10%	15%
	Any other structure or principal use*	5,000	1.50	1.9	none	45 - 50	NA	60	Under 40' 15	$10 + \frac{L^s}{10}$	30	20%	none
	*add 10 feet to each minimum yard requirement								40' and Over $15 + \frac{H}{10}$	$\frac{H + L}{6}$	$\frac{H + L}{6}$ But at least 30'		
M-2.0	1-family detached dwelling	4,000	2.00	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.00	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.00	2.5	none	50	60	70				10%	10%
	Any other structure or principal use*	5,000	2.00	2.5	none	50	60	70	Under 40' 15	$10 + \frac{L^s}{10}$	30	20%	none
	*add 10 feet to each minimum yard requirement								40' and Over $15 + \frac{H}{10}$	$\frac{H + L}{6}$	$\frac{H + L}{6}$ But at least 30'		
M-2.5	1-family detached dwelling	4,000	2.50	NA	40	35	NA	NA	10	7.5	30	10%	20%
	2-family detached dwelling	5,000	2.50	NA	45	35	NA	NA	10	10	30	10%	20%
	other dwelling structure	none	2.50	3.5	none	50	75	85				10%	5%
	Any other structure or principal use*	5,000	2.50	3.5	none	50	75	85	Under 45' 15	$10 + \frac{L^s}{10}$	30	20%	none
	*add 10 feet to each minimum yard requirement								45' and Over $15 + \frac{H}{10}$	$\frac{H + L}{6}$	$\frac{H + L}{6}$ But at least 30'		

Required Lot Frontage: 25' in S and SC districts
20' in all other districts

SECTION 5.01 TABLE OF DIMENSIONAL REQUIREMENTS							PBI ¹¹		MINIMUM YARD ³ (feet)			OPEN SPACE (% of gross floor area)	
DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	PBI ¹¹ NB ONLY	LOT WIDTH MINIMUM (feet)	HEIGHT ⁹ MAXIMUM							
							B	NB	Front ^{1,6}	Side 2	Rear	Landsc.	Useable ¹³
L-0.5	Any Structure or principal use (dwelling-footnote 5)	none ⁴	0.5	NA	none ⁴	40	NA	NA	10	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
L-1.0	Any Structure or principal use (dwelling-footnote 5)	none ⁴	1.0	NA	none ⁴	40	NA	NA	10	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
G-1.0	Any Structure or principal use (dwelling-footnote 5)	none ⁴	1.0	NA	none ⁴	40	NA	NA	none	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
G-1.75	Any Structure or principal use (dwelling-footnote 5)	none ⁴	1.75	2.25	none ⁴	45	NA	70(CC)**	none	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
G-1.75 (LSH)	Any Structure or principal use (hotel – footnote 16)	none	3.30	NA	none	90 (8 stories)	NA	NA	none	none ⁷	none	none	none
G-2.0	Any Structure or principal use (dwelling-footnote 5)	none ⁴	2.0	2.5	none ⁴	45	60 45 (CA)	70 55(CA) 100(VS)	none	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
O-1.0	Any Structure or principal use (dwelling-footnote 5)	none	1.0	NA	none	40	NA	NA	20	H ³	H ³	none	none ⁵
O-2.0 (CH)	Any Structure or principal use (dwelling-footnote 5)	none ⁴	2.0	2.5	none ⁴	50	60	100	20	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵
I-1.0	Any Structure or principal use (dwelling-footnote 5)	none ⁴	1.0	NA	none ⁴	40	NA	NA	20	none ⁷	$10 + \frac{L^s}{10}$	none	none ⁵

(Additional regulations are contained in the text of Article 5.00)

**Maximum 7 stories

**Required Lot Frontage: 25' in S and SC districts
20' in all other districts**

FOOTNOTES:

1. If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street lot line.
2. At the end of each row or block of one-family attached dwellings, a yard shall be provided along the street line or side lot line of at least ten feet plus one foot for each dwelling unit in excess of two. In T districts, see also §5.48. In M districts, a building subject to the side yard formula:

$$10 + \frac{L}{10}$$

may be built to the side lot line: (a) as a matter of right if, on the adjoining lot, a principal building with no setback from that lot line already exists or is proposed to be built concurrently; (b) by special permit if the Board of Appeals finds that reasonable development of the lot necessitates building to the side lot line, such action does not unreasonably infringe upon the light and air of any existing adjoining building, and the party wall is solid and has neither doors nor windows. A building with

no side yard shall not have a building wall on the side lot line extending more than 70 feet to the rear of the front yard required by this By-law; except that a building wall may be located along any part of a side lot line on which a principal building on the adjoining lot abuts between the rear yard required by this By-law and the required front yard line. Where building walls more than 70 feet to the rear of the required front yard are not permitted to be built along the side lot line, said walls shall have a side yard setback not less than:

$$10 + \frac{L}{10}$$

the "L" dimension being that portion of the wall required to be set back from the side lot line.

3. L is the length of a wall parallel (or within 45 degrees of parallel) to the lot line, measured parallel to the lot line, subject to the provisions of [§5.41](#) for buildings of uneven alignment or height. H is the height, measured as provided in [§5.30](#), of that part of the building for which the setback or yard is to be calculated.
4. Automotive uses are subject to the requirements of [§§ 6.30](#) and [6.40](#).
5. See [§5.07](#), Dwelling in Business and Industrial Districts.
6. See [§5.54](#), Exception for Existing Alignment.
7. See [§5.64](#), Side Yards for Non-Dwelling Uses in Business or Industrial Districts.
8. See [§5.73](#), Rear Yard in Business or Industrial Districts.
9. Where two different maximum height figures are specified with a hyphen for the same use in one zoning district, the lower figures shall apply to any lot or part of a lot located in a buffer area as defined by [§5.31, paragraph 3](#). Where a height figure is followed by a zoning district designation as defined in [§3.02](#), that figure shall be the maximum allowable height in that category for that particular district.
10. The setback requirements for other dwelling structures in any of the S and T districts shall be the most restrictive setbacks required for the dwellings permitted in the districts, but the side yard setback shall be no less than 10 feet in any case.
11. PBI (Public Benefit Incentives) for floor area ratio and height may be granted only if the requirements of [§5.21](#) and [§5.32](#) respectively are satisfied. B represents buffer area and NB nonbuffer area regulations. Further, projects shall also be subject to any design guidelines adopted by the Planning Board.
12. Where any land in a G-2.0 Districts abuts a public street opposite any land in an S district, any building in the G-2.0 District shall be set back a minimum 20 feet from the street lot line facing the S district and the setback area shall be landscaped and not be used to provide parking.
13. See [§5.91](#), Minimum Usable Open Space, for open space requirements for residential use with more dwelling units than are permitted as of right in that district.
14. For life care facilities in S-25 districts, the Board of Appeals may allow by special permit an FAR up to 0.3, where appropriate public benefits are provided, such as listed in [§5.21, paragraph 1](#).
15. For dwelling subject to [§5.11, paragraphs 2](#) and [3](#), the allowed floor area ratio maximum shall be the same as for 1-family detached dwellings subject to [§5.11, paragraph 1](#) in the relevant zoning district.
16. In the G-1.75 (LSH) Limited Service Hotel District, for Use 8A, Limited Service Hotel, the following dimensional requirements are allowed: Floor Area Ratio Maximum of 3.30; Height Maximum of 90 Feet and 8 stories above grade; and Minimum Rear Yard – None.

TOWN OF BROOKLINE

BAKER SCHOOL DISTRICT

Legend

- Building Footprint
- School Building
- Water Body
- Open Space
- School Buffer Zone
- Stream
- Property Line
- Street Edge
- School District Boundary
- Brookline Town Boundary

Locus Map



Data Sources

School District Boundary: Town of Brookline, Information Services. In-house data developmen based on BECo.'s street network and the assessor's parcels by Camp Dresser and McKee, Inc.

School Buffer Zones: Brookline GIS, 1997. It is based on the buffer zone list provided by the School Department, BECo.'s street network and the assessor's parcels GIS data layer.

Street Edges, Brookline Town Boundary and Water Bodies: These data layers are from the Boston Edison Company. (BECo.)

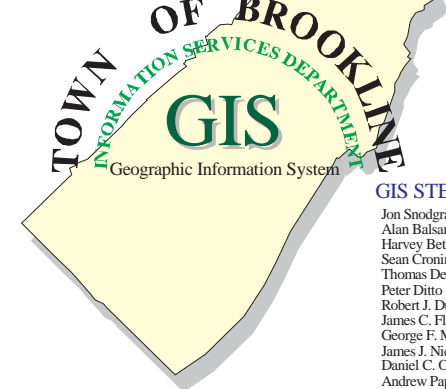
Open Space: The Open Space includes Agricultural and Recreational land, Brookline Land Trust, Cemeteries, Community Parks, Conservation Areas, Conservation Restrictions, Golf Course, National Historic Sites, Neighborhood Parks & Playgrounds, Open Space Park and Rec.Oppurtunities, Passive Parks, Private Institutions, School Playgrounds, State Properties and Traffic Islands. Traffic Islands are not shown on this map. SUAML/plotbyschidist.aml
Map printed on 10/02/03

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Joseph T. Keller
Gilbert R. Hoy, Jr.
Robert Allen

TOWN ADMINISTRATOR

Richard J. Kellher

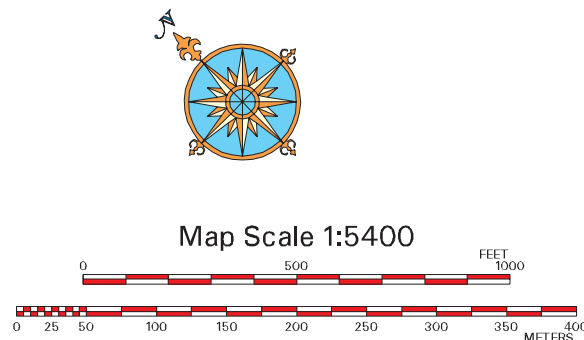
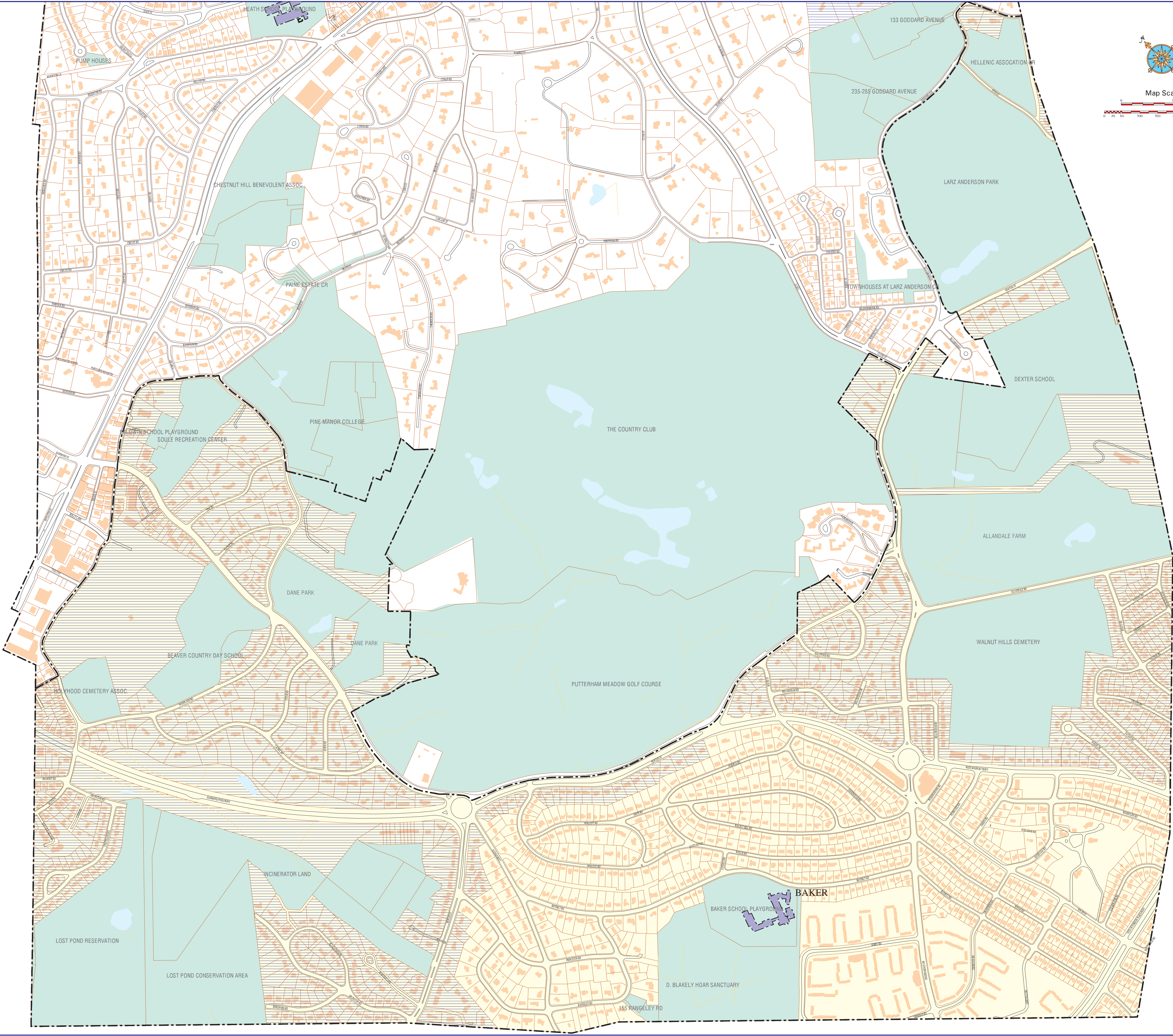
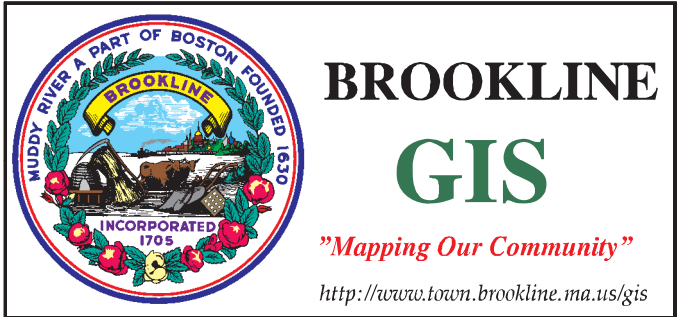


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





GIS MANAGER

Feng Yang
TEL: 617-735-3885



POTENTIAL GREENWAYS

LEGEND

-  OTHER OPEN SPACES
-  TOWN OWNED PATHWAYS
-  BEACON STREET
-  WEBSTER STREET TO RIVERWAY
-  ROUTE 9
-  AMORY STREET
-  BROOKLINE VILLAGE
-  COMMONWEALTH AVENUE
-  CHARLES TO CHARLES
-  URBAN TRAIL
-  RESERVOIR THROUGH HEATH SCHOOL
SARGENT POND TO RESERVOIR
-  HIGH SCHOOL
-  SOUTH BROOKLINE LOWER BELT
-  WATER BODY
-  STREAMS AND RIVERS
-  STREET CENTERLINE
-  MBTA RAIL LINES
-  BUS ROUTES
-  TOWN BOUNDARY
-  BUS STOPS
-  MBTA RAIL STOPS

DATA SOURCES

GREENWAYS: Brookline Conservation Commission

Open Space: Brookline GIS, 3/97. Developed in house by Brookline GIS staff with the help of the Conservation Commission. Based upon the Boston Edison street network, parcels data layer. Attribute information derived from the 'OPEN SPACE IN BROOKLINE' publication by the Conservation Commission.

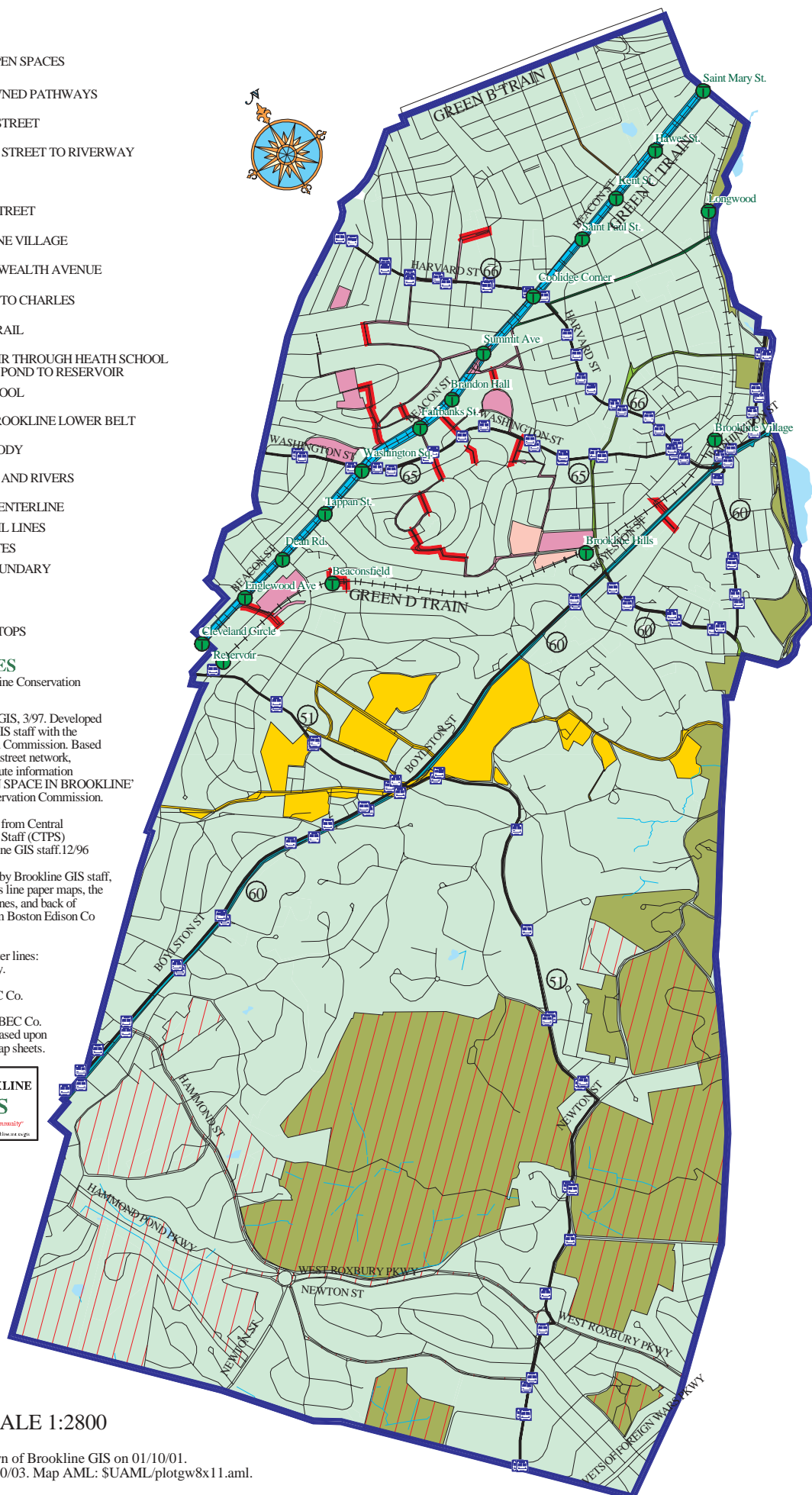
MBTA Lines: Obtained from Central Transportation Planning Staff (CTPS) and modified by Brookline GIS staff. 12/96

Bus Routes: Developed by Brookline GIS staff, based upon MBTA's bus line paper maps, the street edges, centerlines, and back of sidewalks base data from Boston Edison Co 08/97.

Street Edges, Street Center lines: Boston Edison Company.

WATER BODIES: BEC Co.

TOWN BOUNDARY: BEC Co.
Updated by CDM Inc. based upon Brookline Assessor's map sheets.



MAP SCALE 1:2800

Map created by Town of Brookline GIS on 01/10/01.
Map printed on 09/30/03. Map AML: \$UAML/plotgw8x11.aml.

TOWN OF BROOKLINE, MASSACHUSETTS

EXISTING AFFORDABLE HOUSING UNITS

AS OF JANUARY 2003

AFFORDABLE HOUSING DEVELOPMENTS/UNITS

KEY	NAME/ADDRESS	UNITS	TARGET POPULATION	FINANCING
Subsidized Housing Owned by Private Investors (Rentals)				
FP1	(Now NP9)			
FP2	(Now NP10)			
FP3	(Now NP11)			
FP4	1371 Beacon St.	30	general	MHFA, federal 236
FP5	Village at Brookline	153	elderly/disabled	MHFA, federal
FP6	Village at Brookline	154	general	MHFA, federal
FP8	1019 Beacon St.	23	individual(SRO)	Town HOME
FP9	Longwood Towers	2	general	inclusionary zoning
FP10	The Colchester	4	general	inclusionary zoning
FP11	74 Kent St.	2	general	inclusionary zoning
FP12	77 Marion St.	4	general	inclusionary zoning
FP13	110 Cypress St.*	5	general	inclusionary zoning
FP14	75-81 Boylston St.*	1	general	inclusionary zoning
Subtotal		378		
Public Housing Owned by The Brookline Housing Authority (Rentals)				
PH1	Sussman House	100	elderly/disabled	Federal
PH2	O'Shea House	100	elderly/disabled	Federal
PH3	Morse Apartments	99	elderly/disabled	Federal
PH4	Kickham Apartments	39	elderly/disabled	Federal
PH5	Col Floyd Apartments	60	elderly/disabled	State
PH6	Trustman Apartments	50	general	State
PH7	Trustman Apartments	34	elderly/disabled	State
PH8	Walnut Apartments	24	elderly/disabled	Federal
PH9	Walnut Apartments	76	general	Federal
PH10	High St. Veterans	186	general	State
PH11	Egmont St. Veterans	120	general	State
PH12	Kilgalon House	8	special needs	State
PH13	McCormack House	10	special needs	State
PH14	Connelly House	13	special needs	State
PH15	Condominium	1	elderly/disabled	State
PH16	Condominium	1	elderly/disabled	State
Subtotal		921		
Subsidized Housing Owned/Controlled by Non-Profits/Cooperatives (Rentals)				
NP1	Paul Sullivan Trust	29	individuals(SRO)	State
NP2	Humanity House	10	special needs	State
NP3	Goddard at Brookline	17	elderly assisted hsg	Inclusionary Zoning
NP4	Brookline Cooperative	116	general	Federal
NP5	Sara Wallace House	17	individuals(SRO)	Town HOME & CDBG
NP6	Ruth Cowan House	9	elderly	Town HOME; State
NP7	1754 Beacon St.*	13	individuals(SRO+)	Town HOME; Housing Trust,State
NP8	1876 Beacon St.*	14	individual(SRO)	Town; State
NP9	100 Centre St.	127	general	MHFA, Federal Section 236 (121A)
NP10	120 Centre St.	104	elderly/disabled	MHFA, Federal Section 236, LIHTC
NP11	1550 Beacon St.	107	general	MHFA, Federal Section 236, LIHTC
Subtotal		563		
Owner-Occupied Units				
OO1	1162-64 Boylston St.	6	general	Inclusionary Zoning
OO2	Kendall Crescent	5	general	Inclusionary Zoning
OO3	The Hammonds I*	3	general	Inclusionary Zoning
OO4	The Hammonds II*	7	general	Inclusionary Zoning
OO5	Residence at 51 Park St.*	2	general	Inclusionary Zoning
OO6	Residence at St. Paul St.*	8	general	Inclusionary Zoning (1 unit with home)
Subtotal		31		
TOTAL		1,893		

*Permitted and/or Under Development

LEGEND

- INVESTOR OWNED RENTALS
- BROOKLINE HOUSING AUTHORITY OWNED RENTALS
- NON PROFIT/COOPERATIVE OWNED RENATLS
- OWNER-OCCUPIED
- <10 UNITS
- 10-24 UNITS
- 24-59 UNITS
- 50-99 UNITS
- >100 UNITS
- PARCEL LINES
- STREET EDGES

DATA SOURCES

AFFORDABLE HOUSING: Developed by Brookline GIS based on information from the Housing Division of the Brookline Department of Planning and Community Development.

STREET EDGES: Boston Edison Company.

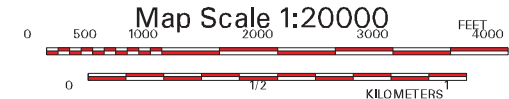
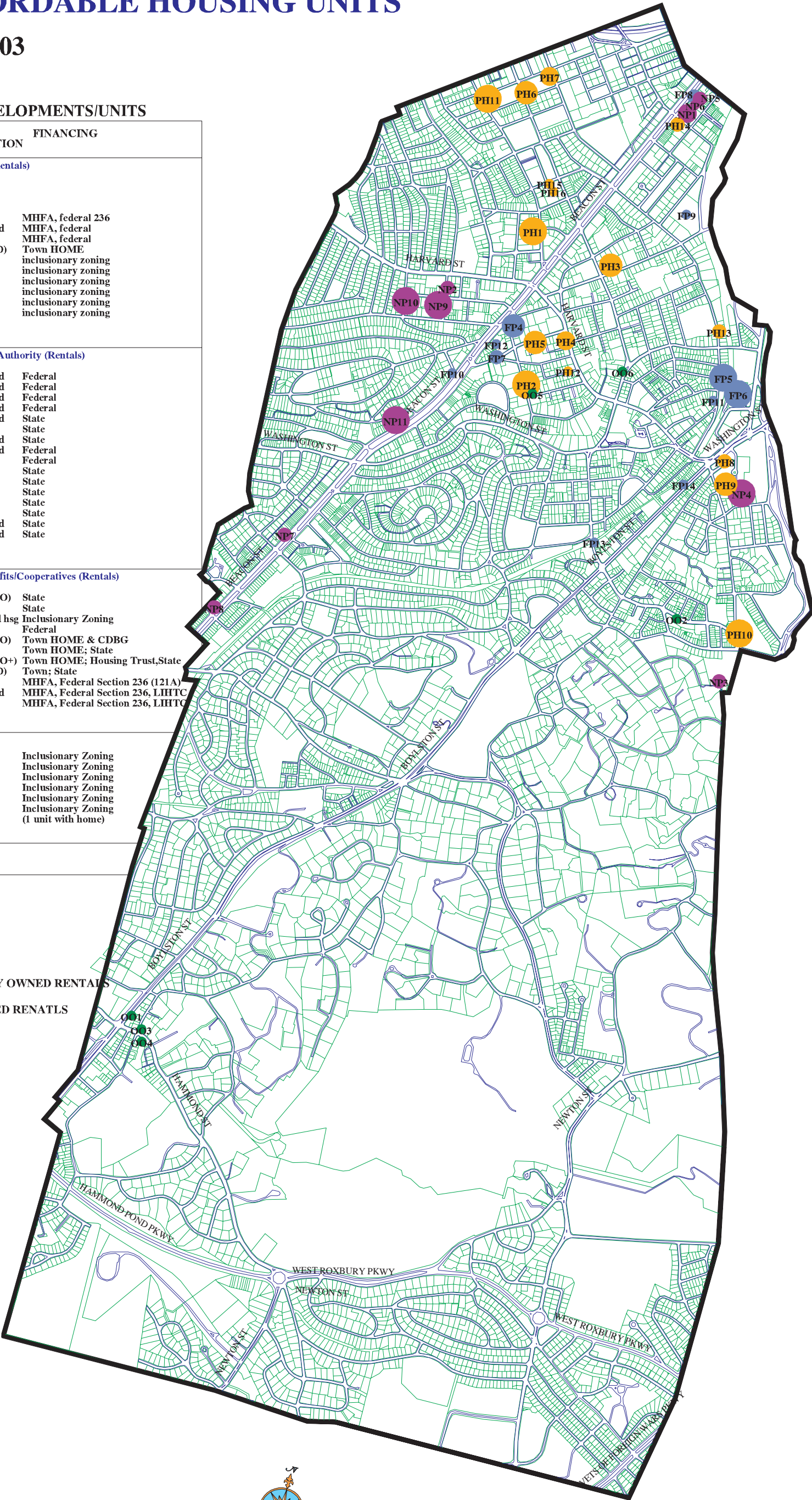
PARCELS: Boston Edison Company.

TOWN BOUNDARY: Boston Edison Company. Updated by Camp Dresser and McKee, Inc. and it is based upon Brookline Assessor's

DISCLAIMER

The information shown on this map is from the Brookline Geographic Information System (GIS) database.

The Town of Brookline cannot guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.



Map created by Town of Brookline GIS on 12/26/2002. Map printed on 03/05/03.

Map AML: \$UAML/plotth_symbol03-11x17.aml

AFFORDABLE HOUSING DEVELOPMENTS / UNITS

as of June, 2003

Name/Address	Year	Total Units	Afford. Units	Owner Type	Max income in relation to SMSA Median Income						Counted for Chapter 40B	Target Population	Financing
					< 50%	<60%	<80%	<95%	<100%	<110%			
SUBSIDIZED HOUSING OWNED BY PRIVATE INVESTORS (rentals)													
Beacon Park	1972	80	30	investor	20		10				80	general	MHFA, Federal Section 236 (121A)
Village at Brookline	1975	153	153	investor	39	115					153	elderly/disabled	MHFA, Federal Section 236 / LIHTC (121A)
Village at Brookline	1975	154	154	investor	38	115					154	general	MHFA, Federal Section 236 / LIHTC (121A)
1019 Beacon St.	1995	23	23	investor	5	18					0	individuals (SRO)	Brookline HOME
Longwood Towers	2000		2	investor					2		0	general	Inclusionary zoning
The Colchester	2000	57	4	investor	3		1				4	general	Inclusionary zoning
The Lofts at Brookline Village	2002	21	2	investor	2						2	general	Inclusionary zoning
77 Marion St./1405 Beacon St.	2002	44	4	investor	4						[+4]	general	Inclusionary zoning
110 Cypress St. *	2004	45	5	investor	5						[+5]	general	Inclusionary zoning
75-81 Boylston St.*	2004	5	1	investor			1				[+1]	general	Inclusionary zoning
323 Boylston St.*	2005	29	4	Investor			3		1		[+3]	general	Inclusionary zoning
sub-total			382										

PUBLIC HOUSING - OWNED BY THE BROOKLINE HOUSING AUTHORITY (rentals)													
High St. Veterans	1947	186	186	BHA			186				186	general	State
Egmont St. Veterans	1949	120	120	BHA			120				120	general	State
Col Floyd Apts.	1958	60	60	BHA			60				60	elderly/disabled	State
Walnut Apts.	1965	24	24	BHA			24				24	elderly/disabled	Federal
Walnut Apts.	1965	76	76	BHA			76				76	general	Federal
O'Shea House	1967	100	100	BHA			100				100	elderly/disabled	Federal
Sussman House	1968	100	100	BHA			100				100	elderly/disabled	Federal
Trustman Apts.	1973	50	50	BHA			50				50	general	State
Trustman Apts.	1973	34	34	BHA			34				34	elderly/disabled	State
Morse Apts.	1975	99	99	BHA			99				99	elderly/disabled	Federal
Kickham Apts.	1978	39	39	BHA			39				39	elderly/disabled	Federal
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
condominium	1981	1	1	BHA			1				1	elderly/disabled	State
McCormack House	1986	10	10	BHA			10				10	special needs	State
Kilgalon House	1994	8	8	BHA			8				8	special needs	State
Connelly House	1995	13	13	BHA			13				13	special needs	State
sub-total			921										

SUBSIDIZED HOUSING OWNED/CONTROLLED BY NONPROFITS / COOPERATIVES (rentals)													
Brookline Cooperative	1965	116	116	cooperative				116			116	general	Federal Section 221(d)(3) BMIR (121A)
Center Comm'ties - 100 Centre	1970	211	127	non-profit/LP	53		53		21		217	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Center Comm'ties - 1550 Beacon	1972	179	107	non-profit/LP	45		45		17		180	elderly/disabled	MHFA, Fed preserv voucher, Brook. AHT
Humanity House	1973	10	10	non-profit	10						10	special needs	State
Center Comm'ties - 112 Centre	1974	124	104	non-profit/LP	26		78				125	elderly/disabled	MHFA, Section 8
Paul Sullivan Trust	1980's	28	26	non-profit	26						28	individuals (SRO)	State
Goddard at Brookline	1997	17	17	non-profit	4		9		4		13	elderly assisted hsg	Inclusionary zoning
DMR/DMH Housing		24	24	non-profit	24						24	special needs	State DMR / DMH
Sara Wallace House	1997	17	16	non-profit	3	13					16	individuals (SRO)	Brookline HOME & CDBG
Ruth Cowan House	1998	9	9	non-profit	9						9		
1754 Beacon St.	2003	14	13	non-profit	4	6	3				[+14]	individuals (SRO+)	Brookline HOME, State
1876 Beacon St.	2003	15	14	non-profit	7	5	1		1		[+15]	individuals (SRO)	Brookline CDBG, State, Inclu. zoning
St. Aidan's (rentals)*	2004	59	20	non-profit/LP		20					[+20]	general	Brookline, State, Private
sub-total			603										

OWNER-OCCUPIED UNITS													
1162-4 Boylston St.	1999	6	6	owner-occ'd			6				6	general	Inclusionary zoning off-site
Kendall Crescent	2000-02	35	5	owner-occ'd			4		1		4	general	Inclusionary zoning
The Hammonds I	2003	23	3	owner-occ'd					3		0	general	Inclusionary zoning
The Hammonds II*	2004	52	7	owner-occ'd					7		0	general	Inclusionary zoning
Residences at 51 Park St.*	2004	9	2	owner-occ'd			2				[+2]	general	Inclusionary zoning
Residences at St. Paul*	2004	49	8	owner-occ'd			5		3		[+5]	general	Inclusionary zoning (1 unit with HOME)
St. Aidan's ownership*	2004	[59]	30	owner-occ'd			15			15	[+15]	general	Brookline Housing Trust & HOME; State
Homebuyer Assistance Program	1992+	25	25	owner-occ'd							0	general	Brookline HOME/CDBG
Homebuyer Assistance Program	2001+	3	3	owner-occ'd							0	general	Brookline HOME/CDBG
sub-total		89											
TOTAL AFFORDABLE UNITS *		1995											
Total units currently available		1918		By targeted income	327 16%	292 14%	1157 56%	116 6%	60 3%	15 1%	2062 [+84] 2146	included in 40B Expected adds Total projected	7.86 % of 26,224 .32 % of 26,224 8.18 % of 26,224
* Constructed, Permitted and/or Under Development													

LOTS BELOW ZONED LOT SIZE

FIGURE 6

